



THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: August 30, 2004

**PUBLIC NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT**

JO: 42-2956

The City of San Diego Land Development Review Division will prepare a draft Environmental Impact Report for the following project and is inviting your comments regarding the scope and content of the document. **Your comments must be received by 30 days after receipt of this notice.** Please send your written comments to the following address: **Martha Blake, Associate Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to **[DSDEAS@saniego.gov](mailto:DSDEAS@saniego.gov)** with the Project Number (40351) in the subject line.

**General Project Information:**

- Project No. **40351**, SCH No. **Pending**
- Community Plan Area: **Greater North Park Community Plan Area**
- Council District: **3 (Atkins)**

**Subject: Lafayette Hotel:** The project site is located at 2223 El Cajon Boulevard, and encompasses the block bounded by El Cajon Boulevard, Mississippi and Louisiana Streets, and Howard Avenue. The project proposes to construct 269 residential units and 13 new hotel rooms, to reconstruct a hotel pool, and to reconstruct a clock tower on the main, historic hotel building which would remain on-site. The existing structures on the southern half of the project site would be demolished, and the new housing would be in two building types. A four-story building, approximately 50 feet in height, would include 54 affordable housing units. A second four-story building, approximately 50 feet in height, would consist of four, two-bedroom townhouses. A third, seventeen-story high-rise, approximately 172 feet in height, would include 211 housing units. In addition, a new, two-story hotel building would be constructed adjacent to the reconstructed pool. The total building area, excluding parking but including the existing hotel, would be approximately 357,241 square feet. The proposed project would also construct a three-level subterranean parking garage of approximately 180,681 square feet of subterranean parking in three levels. A Site Development Permit would be required for this project for development within the Mid-Cities Planned District Ordinance (PDO) that would deviate from the PDO regulations. In this case, the proposed project would deviate from the required setbacks, height limit, floor area ratio, lot coverage, and density. A Tentative Map would be required to allow for the proposed condominium development.

**Applicant:** Urban Housing Partners.

**Recommended Finding:** The recommended finding that the project alternatives may have a significant effect on the environment is based on an Initial Study. The following issue areas that have been identified include: Neighborhood Character/Aesthetics; Historical Resources; Land Use; Geology/Soils; Air Quality; Hydrology/Water Quality; Noise; Transportation/Circulation; and Paleontological Resources

**Availability in Alternative Format:** To request this Notice, the Scoping Letter and/or supporting documents in alternative format, call the Development Services Department at 619-446-5000 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Martha Blake at (619) 446-5375. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Dan Stricker at (619) 446-5251. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on August 30, 2004.

Chris Zirkle, Assistant Deputy Director  
Development Services Department